



ZONING COMMITTEE
REGULAR COMMITTEE MEETING
~Minutes~

Atlanta City Hall
55 Trinity Ave.
Atlanta, GA 30303
<http://www.atlantaga.gov/>

CITY OF ATLANTA

Chairperson
The Honorable Yolanda Adrean

Theodis Pace
(404) 330-6314
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Wednesday, July 16, 2014

9:30 AM

Committee Room 2

A. CALL TO ORDER

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, July 16, 2014**, at **9:42 AM**. in **Committee Room 2**.

B. INTRODUCTION OF MEMBERS

Attendee Name	Title	Status	Arrived
Yolanda Adrean	Chair	Present	9:42 AM
Carla Smith	Vice Chair	Present	9:42 AM
Keisha Lance Bottoms	Councilmember, District 11	Present	9:50 AM
Kwanza Hall	Councilmember, District 2	Present	9:42 AM
Mary Norwood	Councilmember, Post 2 At-Large	Present	9:42 AM
Howard Shook	Councilmember, District 7	Present	
Ivory Lee Young Jr.	Councilmember, District 3	Present	9:42 AM

Others in Attendance:

Attorney Lem Ward, Law Department, Brandy Crawford, Office of Planning; members of the public and Council staff

C. ADOPTION OF AGENDA

ADOPTED AS AMENDED BY ADDING THREE PIECES OF LEGISLATION PULLED FROM THE ZRB

D. APPROVAL OF MINUTES

APPROVED

E. ORDINANCES FOR FIRST READING

14-O-1372 (1) - U-14-16-AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR MANUFACTURING PURSUANT TO SECTION 16-18V.005 (4) (A) FOR PROPERTY LOCATED AT 408 WOODARD AVENUE, S.E., FRONTING APPROXIMATELY 234 FEET ON THE NORTH SIDE OF WOODWARD AVENUE AND AT THE INTERSECTION OF WOODWARD AVENUE AND OAKLAND AVENUE. DEPTH VARIES. AREA: APPROXIMATELY 1.153 ACRES. LAND LOT 44, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: HARRY MITCHELL APPLICANT: SUSAN SHEFFIELD NPU W COUNCIL DISTRICT 1

Application File Date	6-3-14
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Zoning Number	U-14-16
NPU / CD	W/1
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

F. ORDINANCES FOR SECOND READING

- 14-O-1213 (2) - Z-14-08-AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE MR-2 (MULTI FAMILY RESIDENTIAL) DISTRICT TO THE I-1 (LIGHT INDUSTRIAL) DISTRICT, PROPERTY LOCATED AT 1281 FULTON INDUSTRIAL BOULEVARD, N.W., FRONTING APPROXIMATELY 60.67 FEET ON THE SOUTH SIDE OF FULTON INDUSTRIAL BOULEVARD AND APPROXIMATELY 1,249 FEET WEST OF THE CENTERLINE OF DONALD HOLLOWELL PARKWAY (FKN AS BANKHEAD HIGHWAY). DEPTH: VARIES. AREA: APPROXIMATELY 5.3 ACRES. LAND LOTS 267 AND 268, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: CLEVELAND GROUP, INC. APPLICANT: KENNETH D. HARBOUR NPU H
COUNCIL DISTRICT 9

Application File Date	2-26-14
Zoning Number	Z-14-08
NPU / CD	H/9
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

RESULT: FAVORABLE [UNANIMOUS]

AYES: Adrean, Smith, Hall, Norwood, Young Jr.

ABSENT: Keisha Lance Bottoms, Howard Shook

- 14-O-1215 (3) - Z-14-11-AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT AND C-2 (COMMERCIAL SERVICES) DISTRICT TO THE MR-5A-C (MULTIFAMILY RESIDENTIAL-CONDITIONAL) DISTRICT PROPERTY LOCATED AT 455 FOURTEENTH STREET, N.W. AND A PORTION OF 425 FOURTEENTH STREET, N.W., FRONTING APPROXIMATELY 512 FEET ON THE NORTH

SIDE OF FOURTEENTH STREET BEGINNING APPROXIMATELY FEET ON THE SOUTH SIDE OF PEACHTREE ROAD BEGINNING APPROXIMATELY 836.47 FEET FROM THE NORTHWEST CORNER OF CANTRELL ROAD DEPTH: VARIES. AREA: APPROXIMATELY 1.49 ACRES. LAND LOTS 148 AND 149. 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: GEORGIA TECH FOUNDATION APPLICANT: POLLACK SHORES REAL ESTATE GROUP NPU E COUNCIL DISTRICT 3

Application File Date	3-4-2014
Zoning Number	Z-14-11
NPU / CD	E/3
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval Conditional

RESULT: APPROVED AS AMENDED [UNANIMOUS]

AYES: Adrean, Smith, Hall, Norwood, Young Jr.

ABSENT: Keisha Lance Bottoms, Howard Shook

14-O-1219 (4) - Z-14-18/Z-12-01/Z-08-14-AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE MR-3-C (MULTI FAMILY RESIDENTIAL-CONDITIONAL) TO THE MR-3-C (MULTI FAMILY RESIDENTIAL-CONDITIONAL) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED AT 1185 COLLIER ROAD, N.W. FRONTING APPROXIMATELY 40 FEET ON THE EAST SIDE OF DEFOORS FERRY ROAD BEGINNING APPROXIMATELY 1,000 FEET FROM THE NORTHEAST CORNER OF COLLIER ROAD. DEPTH: VARIES AREA: APPROXIMATELY 9.57 ACRES. LAND LOTS 185 AND 186. 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JWC COLLIER VALUE, LLC APPLICANT: BRIAN D. BLOOM NPU C COUNCIL DISTRICT 9

Application File Date	3-31-2014
Zoning Number	Z-14-18/Z-12-01/Z-08-14
NPU / CD	C/9
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

RESULT: APPROVED AS AMENDED [UNANIMOUS]

AYES: Adrean, Smith, Hall, Norwood, Young Jr.

ABSENT: Keisha Lance Bottoms, Howard Shook

- 14-O-1152 (5) - U-14-03-AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT TO SECTION 16.06.005 (1) (G) FOR PROPERTY LOCATED AT 2363 BURROUGHS AVENUE, SE, FRONTING APPROXIMATELY 149.37 ON THE WEST SIDE OF BURROUGHS AVENUE AND APPROXIMATELY 259 FEET SOUTH TO THE INTERSECTION OF THE RIGHT-OF-WAY OF MCWILLIAMS DRIVE. DEPTH: VARIES. AREA: APPROXIMATELY 0.833 ACRE. LAND LOT 38, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: LATANYA R. BURTON APPLICANT: LATANYA R. BURTON NPU Z COUNCIL DISTRICT 1

Application File Date	1-16-2014
Zoning Number	U-14-03
NPU / CD	Z/1
Staff Recommendation	Approval Conditional
NPU Recommendation	Denial
ZRB Recommendation	No Recommendation Tie Vote:3-Approve 3-Denial

(Held 7/16/14 for further review)

RESULT: HELD IN COMMITTEE

- 14-O-1209 (6) - U-14-08-AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A COMMUNITY SERVICES FACILITY PURSUANT TO SECTION 16-18K.004 (1) (3) (A), PROPERTY LOCATED AT 261,263,267 JOSEPH E. LOWERY BOULEVARD, N.W., FRONTING APPROXIMATELY 160 FEET ON THE EAST SIDE OF JOSEPH E. LOWERY BOULEVARD AND APPROXIMATELY 150 FEET ON THE SOUTH SIDE OF ROCK STREET. DEPTH VARIES. AREA: APPROXIMATELY 0.56 ACRE. LAND LOT 110. 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: QUEST COMMUNITY DEVELOPMENT ORGANIZATION, INCORPORATED AND LEONARD L. ADAMS APPLICANT: LEONARD L. ADAMS NPU L COUNCIL DISTRICT 3

Application File Date	3-11-14
Zoning Number	U-14-08

NPU / CD	L/3
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

RESULT: APPROVED AS AMENDED [UNANIMOUS]

AYES: Adrean, Smith, Hall, Norwood, Young Jr.

ABSENT: Keisha Lance Bottoms, Howard Shook

- 14-O-1220 (7) - Z-14-19-A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-5/BL (TWO-FAMILY RESIDENTIAL/BELTLINE) TO THE C-1 (COMMERCIAL SERVICE/BELTLINE) DISTRICT FOR PROPERTY LOCATED AT 14 004500040855, 14 004500040830 (574 MADDOX), 14 004500040848, 14 004500040566 (569 EZZARD), 14 004500040145 (51 BRADLEY), 14 004500040137, 14 004500040129 (41 BRADLEY ST), 14 004500040111, 14 004500040103, 14 004500040103, 14 004500040822, 14 004500040814, 14 004500040806, 14 004500040582 AND 14 004500040574 FRONTING APPROXIMATELY 152 FEET ON THE SOUTH SIDE OF EZZARD STREET AT THE SOUTHEAST CORNER OF BRADLEY STREET, AND APPROXIMATELY 161 ON THE EAST SIDE OF BRADLEY AND APPROXIMATELY 202 ON THE WEST SIDE OF BRADLEY APPROXIMATELY 297 FEET SOUTH OF THE INTERSECTION OF BRADLEY AND EDGEWOOD AVENUE. DEPTH: VARIES AREA: APPROXIMATELY 0.650 ACRES. LAND LOT 45. 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: JAN GOLDSTEIN APPLICANT: AMANDA RHEIN NPU M COUNCIL DISTRICT 2

Application File Date	4-1-2014
Zoning Number	Z-14-19
NPU / CD	M/2
Staff Recommendation	Approval of Substitute to C-1/Beltline
NPU Recommendation	Approval Conditional
ZRB Recommendation	Approval of Substitute to C-1/Beltline

RESULT: APPROVED ON SUBSTITUTE [UNANIMOUS]

AYES: Adrean, Smith, Bottoms, Hall, Norwood, Young Jr.

ABSENT: Howard Shook

- 14-O-1216 (8) - Z-14-12-AN AMENDED ORDINANCE BY ZONING COMMITTEE TO

REZONE FROM THE I-2 (LIGHT INDUSTRIAL) DISTRICT TO THE MR-4A (MULTIFAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 464 BISHOP STREET, N.W., FRONTING APPROXIMATELY 326 FEET ON THE SOUTH SIDE OF BISHOP STREET BEGINNING APPROXIMATELY 400 FEET FROM THE NORTHEAST CORNER OF NORTHSIDE DRIVE. DEPTH: VARIES. AREA: APPROXIMATELY 3.59 ACRES. LAND LOT 148. 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: CAPITOL MATERIALS, INC. APPLICANT: NEWPORT DEVELOPMENT, LLC NPU E COUNCIL DISTRICT 8

Application File Date	3-4-2014
Zoning Number	Z-14-12
NPU / CD	E/8
Staff Recommendation	Denial
NPU Recommendation	Approval Conditional
ZRB Recommendation	Denial

RESULT: APPROVED AS AMENDED [UNANIMOUS]

AYES: Adrean, Smith, Bottoms, Hall, Norwood, Young Jr.

ABSENT: Howard Shook

- 14-O-1211 (9) - U-14-11-AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR PARK FOR HIRE PURSUANT TO SECTION 16-11.005 (1) (K) FOR PROPERTY LOCATED AT 2420 AND 2428 LAKEWOOD AVENUE, S.W., FRONTING APPROXIMATELY 280 FEET ON THE SOUTH SIDE OF LAKEWOOD AVENUE AND APPROXIMATELY 380 FEET ON THE EASTERLY SIDE OF POLAR ROCK ROAD AT THE POINT WHERE LAKEWOOD AVENUE AND POLAR ROCK ROAD INTERSECT WITH PRYOR ROAD. DEPTH VARIES. AREA: APPROXIMATELY 1.06 ACRES. LAND LOT 70. 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: KENNETH LEWIS APPLICANT: KENNETH LEWIS NPU Z COUNCIL DISTRICT 12

Application File Date	4-1-14
Zoning Number	U-14-11
NPU / CD	Z/12
Staff Recommendation	Denial
NPU Recommendation	Denial
ZRB Recommendation	Denial

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(Held 7/16/14 for additional information)

RESULT: HELD IN COMMITTEE

- 14-O-1366 (10) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM "HISTORIC NEIGHBORHOOD" AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC. 15-08.005(D)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; AND FOR OTHER PURPOSES.

(Held for NPU Review)

RESULT: HELD IN COMMITTEE

- 14-O-1370 (11) - AN ORDINANCE BY COUNCILMEMBER JOYCE SHEPERD AUTHORIZING THE INSTALLATION OF PUBLIC ART AT 352 UNIVERSITY AVENUE, S.W., ATLANTA, GEORGIA AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

RESULT: FAVORABLE [UNANIMOUS]

AYES: Adrean, Smith, Bottoms, Hall, Norwood, Young Jr.

ABSENT: Howard Shook

- 14-O-1371 (12) - AN ORDINANCE BY COUNCILMEMBER CARLA SMITH TO AMEND ORDINANCE 06-O-0142 FOR THE PURPOSE OF AMENDING THE ZONING CONDITIONS FOR 771-795 CHEROKEE AVENUE, S.E. AND 412 GRANT PARK PLACE, S.E., ATLANTA, GEORGIA 30315; AND FOR OTHER PURPOSES. NPU-W COUNCIL DISTRICT 1

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

G. ORDINANCES PULLED FROM ZRB

- 14-O-1180 (1) - AN ORDINANCE BY COUNCILMEMBER ALEX WAN TO ZONE PROPERTY LOCATED AT 1738 AND 1746 BRIARCLIFF ROAD TO THE C-1 (COMMUNITY BUSINESS) ZONING DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
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Zoning Number	Z-1431
NPU / CD	F/6
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

RESULT: FAVORABLE [UNANIMOUS]

AYES: Adrean, Smith, Bottoms, Hall, Norwood, Young Jr.

ABSENT: Howard Shook

- 14-O-1181 (2) - AN ORINANCE BY COUNCILMEMBER ALEX WAN TO ZONE PROPERTY LOCATED AT 1224 SPRING VALLEY LANE TO THE R-4 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-14-32
NPU / CD	F/6
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

RESULT: FAVORABLE [UNANIMOUS]

AYES: Adrean, Smith, Bottoms, Hall, Norwood, Young Jr.

ABSENT: Howard Shook

- 14-O-1309 (3) - AN ORDINANCE BY COUNCILMEMBER ALEX WAN TO ZONE PROPERTY LOCATED AT 1164 AND 1184 SPRING VALLEY LANE TO THE R-4 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES.

RESULT: FAVORABLE [UNANIMOUS]

AYES: Adrean, Smith, Bottoms, Hall, Norwood, Young Jr.

ABSENT: Howard Shook

H. REMARKS FROM THE PUBLIC


I. ADJOURNMENT

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:58 AM

Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Theo Pace, Research & Policy Analyst



The Honorable Yolanda Adrean, Chair